

13 Francis Road Design & Access Statement

September 2026

This statement has been prepared to accompany a householder planning application for the extension of an outbuilding at 13 Francis Road, Lindfield, and a small widening of the driveway opening.

13 Francis Road is a two storey detached house located within the edge of Lindfield Conservation Area.

The applicant wishes to update and extend an existing outbuilding located within the rear garden of the property. The applicant also wishes to remove a small section of wall from their front driveway and increase the driveway surface by a small amount, (within the property boundary) enabling sufficient space for vehicles to safely enter and depart.

This statement has been prepared after review of the local context and characteristics of the site and its surroundings, and examines the following areas;

Use, Amount, Layout, Scale, Landscaping, Appearance, Access.

Use

The existing use is C3 dwelling houses and there is no proposed change to this.

Amount

The property is a modest, unlisted detached residential dwelling which lies at the perimeter of the Conservation Area, and adjacent to a public car park.

The property benefits from a small outbuilding located within the rear garden, sited along the southern boundary. The proposal sees the dilapidated outbuilding refurbished and extended to create a greater space for storage, and for enjoyment of the garden.

The gross internal area of the existing outbuilding is 6m². The gross internal area of the proposed extended outbuilding is 9m².

The length of wall proposed for removal on the property boundary is approx. 2m; removing a single half height fence panel and widening the driveway by a small amount to the east of the existing opening.

Layout

The proposal sees the outbuilding extended within the garden and away from the house. A single space is created providing maximum flexibility of use.

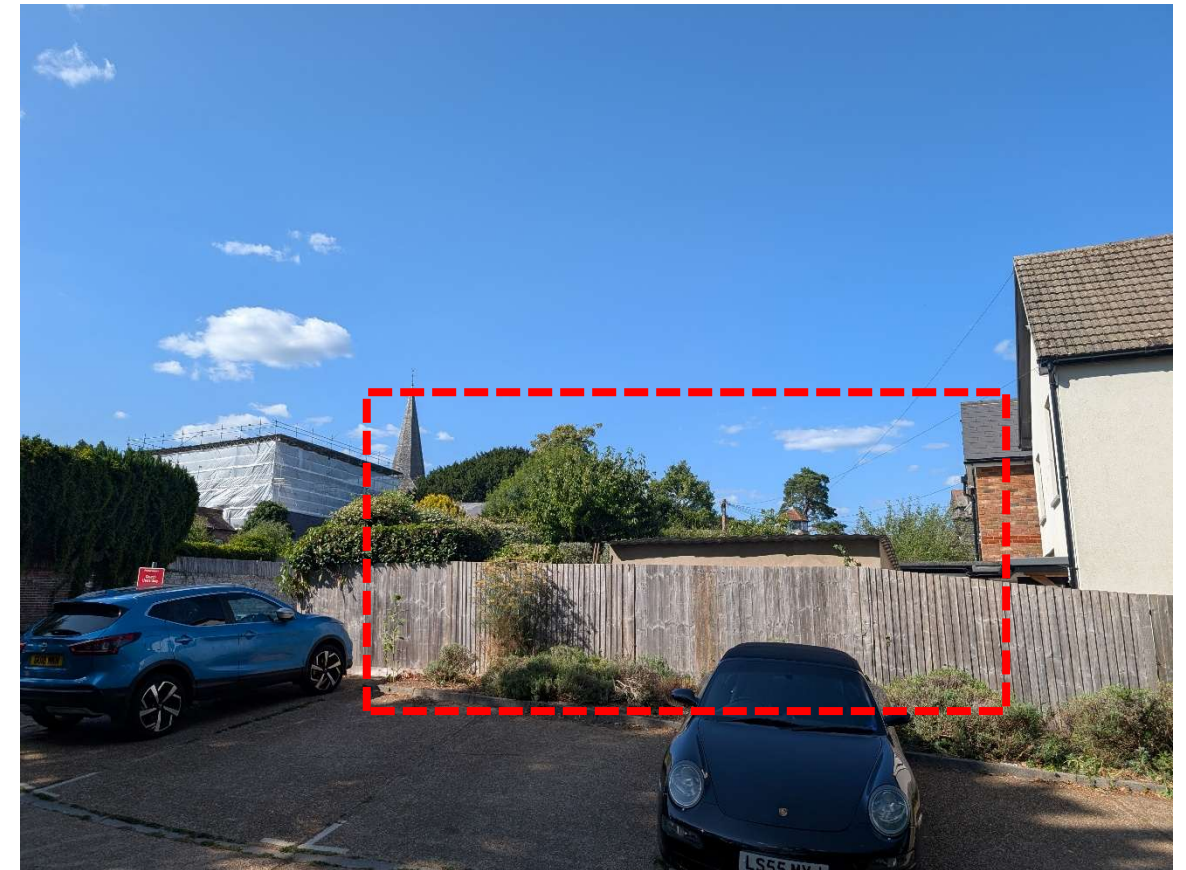
The small increase in driveway opening will enable the occupant to safely use the full area of their drive.

Currently, cars park close up to the property's driveway and around the approach to the public car park on the section of unadopted land between The Wilderness and the car park, (outside the boundary of the adjacent The Wilderness public car park and without permission) and along the property fenceline within the car park, outside of designated parking bays. As a result, the lack of adequate space for turning and visibility often make it unsafe for the applicant to drive into and out of the property, restricting the use of their driveway.

Scale

The scale of the proposals has been carefully considered; the extended outbuilding has a small and simple footprint with a small increase in height proposed in order to enable adequate insulation and additional headroom internally, suitable for vertical hanging of equipment etc. The compact nature of the structure ensures no adverse effect on the property, with minimal increase to the height discernible from The Wilderness public car park adjacent.

The proposed change to the driveway is outside the boundary of the public car park and will not impact the number of spaces available.



Landscape

At the front, a small area of raised bed will be lost to enable the revision to the driveway, with the new wall arranged to retain the existing magnolia tree.

At the rear, a small amount of soft landscaping will be lost to the minor outbuilding extension, but a sizeable garden remains, with various provision of hard and soft landscaping enjoyed by the dwelling.

Appearance

The outbuilding is proposed to be clad on the north, east and west facades in a timber / timber-look cladding board in a muted colour harmonious with the dwelling and surrounding area. The south elevation, (facing the public car park) is proposed to be retained in a painted render finish, and may also be clad to match the rest of the upgraded structure.

At the front of the property, the small extension to driveway surface is proposed in block pavers, with new facing brickwork wall all to match the existing finishes.

No harm is caused to the character of the area, with the outbuilding only marginally visible over the property's existing boundary fence, and the small improvement to driveway area carefully considered in materials to match the existing.

Access

Access to and from the property will remain the same, with the benefit of safe vehicle access to and from the property's driveway, enabling the applicant to park their vehicle off-road, and to utilise the full area of the property's driveway, for more than one vehicle.

IMPT: It should be noted that the applicant sought advice and initially applied to open the driveway with a widened dropped kerb proposed to the west of the existing opening for the same reasons, which was subsequently granted planning permission on 16/12/2025. (DM/25/2754)

However, while implementing the approved works, the applicant was informed by other departments at Mid Sussex District Council, (owner / manager of The Wilderness public car park adjacent) that they would not permit the widening of the driveway in the approved location, due to its position within the boundary of their car park. This alternative widening was suggested, since it is not positioned within / alongside the Council-owned car park property.

The property is located a short walk from Lindfield High Street which is frequently served by local buses. The property is also located within approx. 2.5 miles of Haywards Heath train station. No change is proposed to the current parking provision on the hardstanding in front / along the side of the property. The proposal will ensure that this provision is useable and vehicles may be comfortably parked within the property boundary and off adjacent streets.

Images from top:

1. Existing outbuilding south elevation viewed from The Wilderness public car park beyond.
2. Existing outbuilding north / west view towards the rear of 13 Francis Road.
3. (top left) Vehicles parked alongside the fenceline and around the entrance to the public car park, outside designated bays.
4. (top right) Vehicles parked on both sides of the approach to the public car park, outside the car park itself and without permission.
5. (bottom left) View of 13 Francis Road from approach to public car park, and cars parked without permission in close proximity to driveway entrance.
6. (bottom right) View of 13 Francis Road from The Wilderness, and cars parked without permission in close proximity to driveway entrance.

Note cars are parked on the approach to the car park are on land not owned by WSCC, nor by MSDC as part of the public car park.

